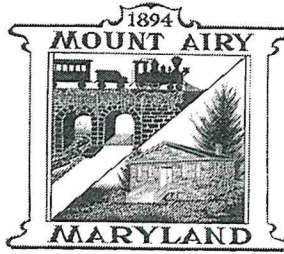


LARRY HUSHOUR  
*Mayor*

JASON M. POIRIER  
*Council President*



*Council Members*  
PAMELA M. REED  
*Secretary*

KARL L. MUNDER  
LYNNE P. GALLETTI  
STEPHEN L. DOMOTOR

**Staff Report**  
**Mount Airy Planning Commission**  
**February 27, 2023**

Sign Applicant: Delta Home Group (Dan Hozhabri)  
Mount Airy, Maryland

Site Location: 1512 Ridgeside Drive  
Mount Airy, Maryland 21771

Zoning: CC- Community Commercial

Existing Use: Real estate office building

**Overview:**

Delta Home Group, owned by Mr. Dan Hozhabri, has submitted a sign application for the removal of the existing sign. He wants to install a new sign of similar size, about 40'-0" from the current location, with the addition of a LED message board below a two-sided for their company at 1512 Ridge Side Drive.

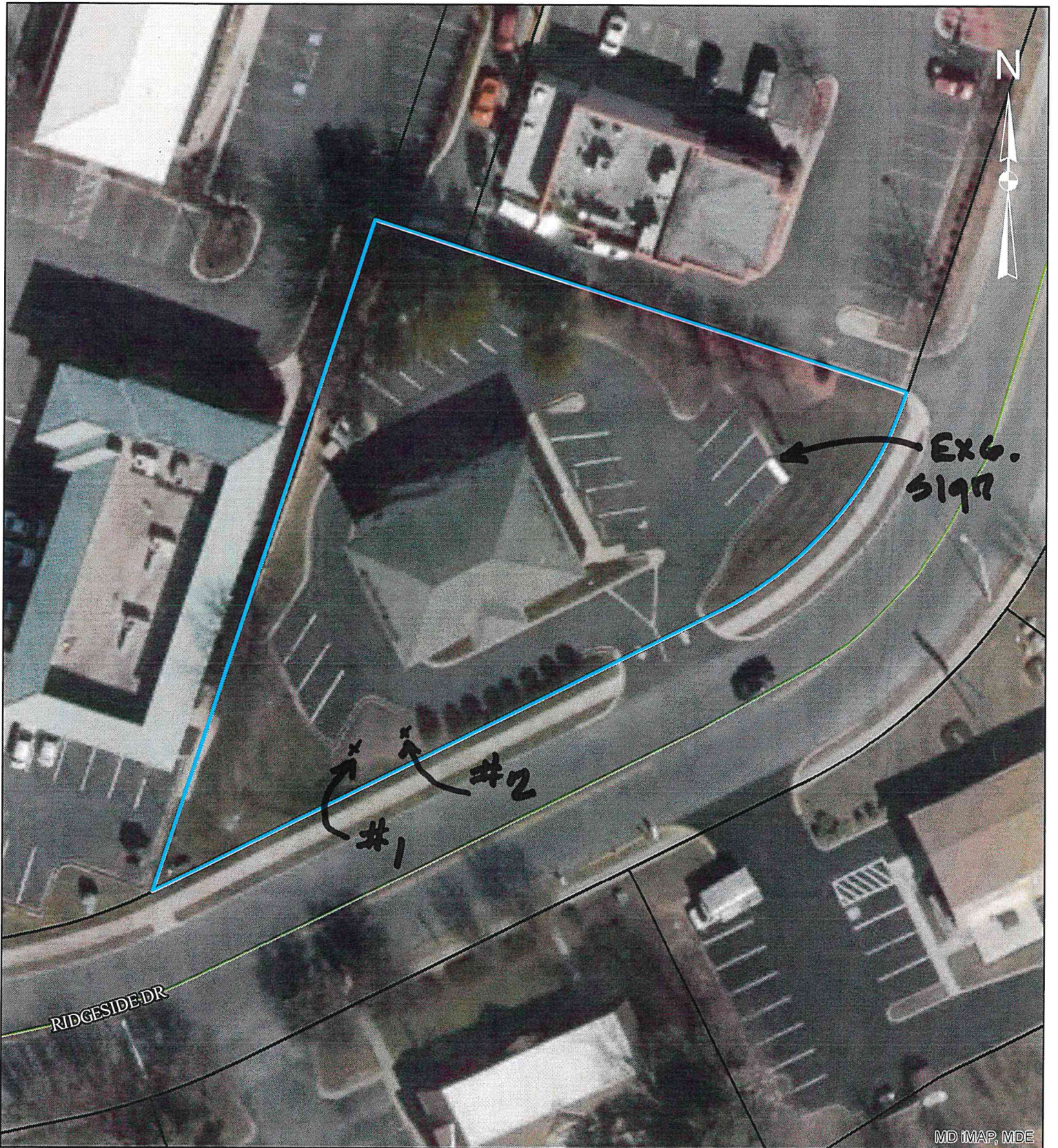
**Proposed new signage:**

The applicant is proposing to install a freestanding monument sign in the middle of the property along Ridge Side Drive. The proposed sign area will measure 4'-0" H x 8'-3" W for the static two-sided sign. The LED message board proposed sign area measures 4'-5" H x 8'-3" W and will be a two-sided sign. This building has at least two sides that face the public road; the main building is 64', and one side is 43' = 107'.

**Planning Commission recommendation:**

Provide guidance to the applicator for the proposed sign under review by the town. Size, location, if a message board is allowed, how often can it change its message. Will the metal base meet the monument standards, or does a masonry foundation and base be required?







1512 Ridgeside Drive

0 15 30 60 Feet

43  
69

 Corporate Limits  
 Tax Parcels





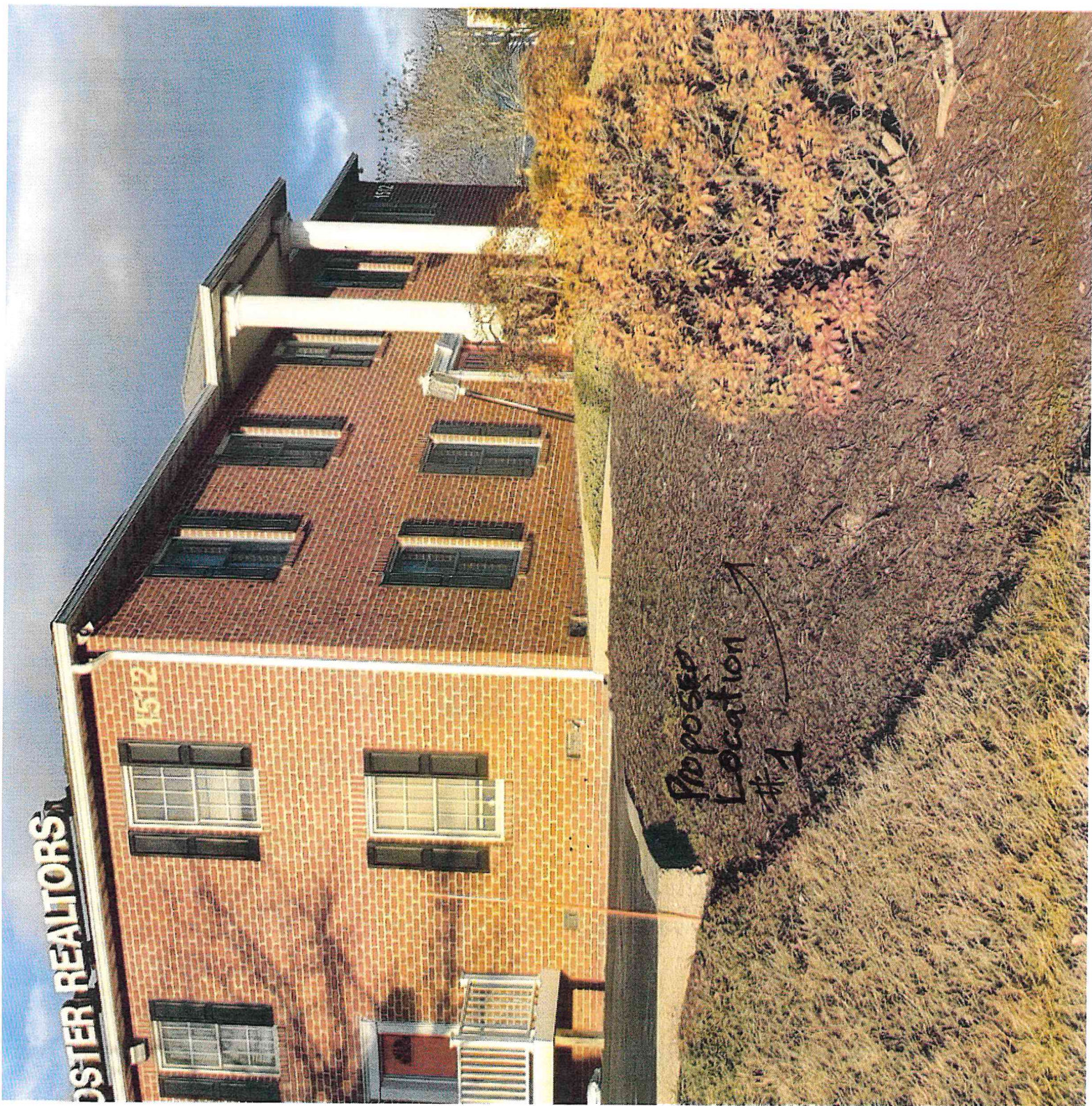
LONG & FOSTER  
— REAL ESTATE —

301-831-7500

9'0"

16'0"









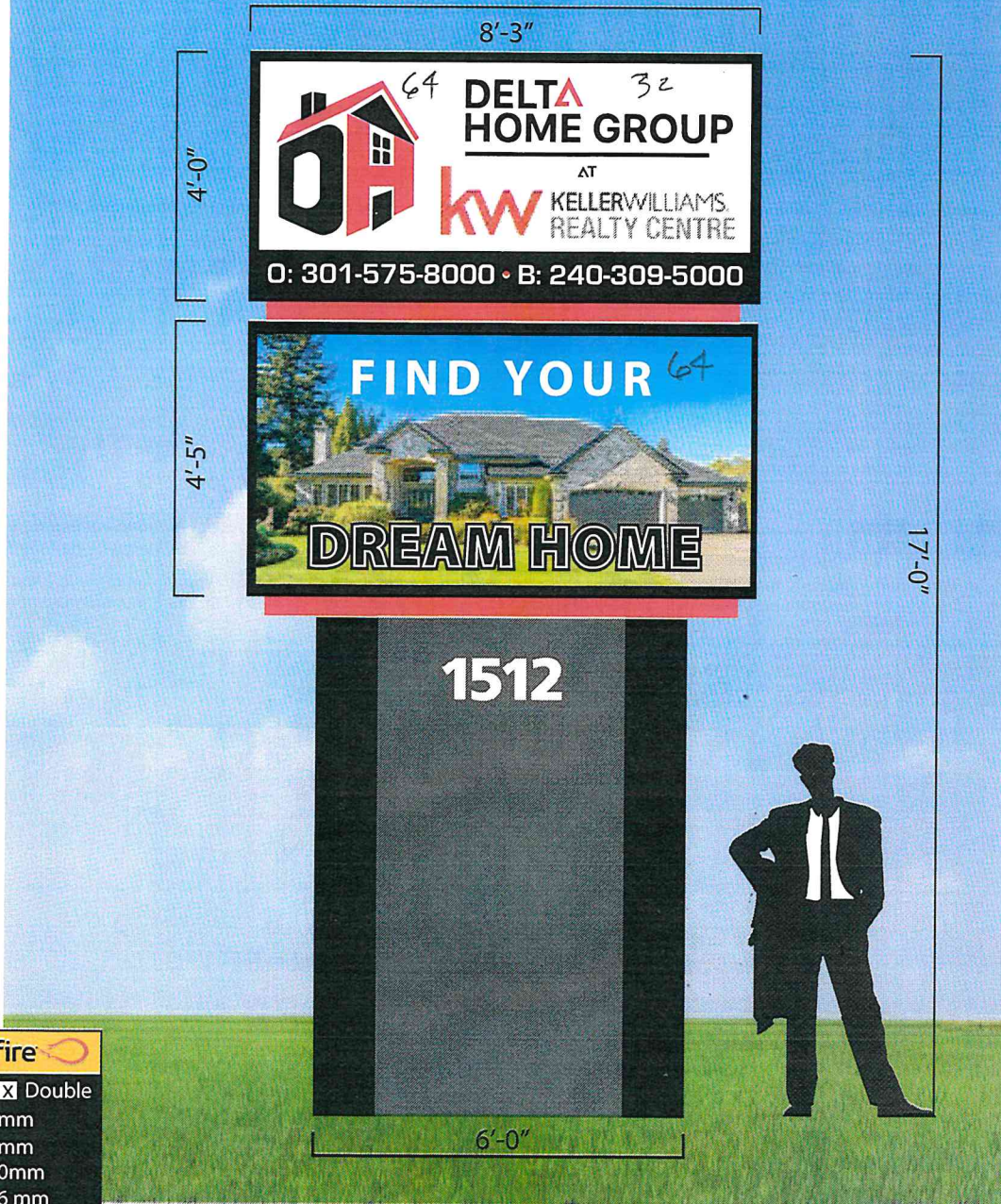


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL

Double Sided Internally Illuminated LED Pylon Sign

☐ Single ☒ Double Sided

Option D



**watchfire**

☐ Single ☒ Double

☐ 6mm

☐ 8mm

☒ 10mm

☐ 16mm

☐ 19mm

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



**PASADENA  
SIGNS**

*Making the Sign Process Easy Since 1965.*

client	The Dan Hozhabri Group	designer	Chris
sales exec.	Jerry Sterling	scale	nts
date	3 January 2023	revision	rev
file	Double Sided Pylon w 4x8 Watchfire.pdf	prod. time	wks

6300 Arundel Cove Ave. Baltimore, Maryland 21226

410-355-5400

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Due to the phys. limits of the print process, this sample drawing cannot provide an exact match between ink, vinyl, & paint.